



Paladin Realty Income Properties, Inc.

Portfolio Details:

Total Assets	\$159.2 Million
Real Estate Assets	\$151.5 Million
Cash	\$3.0 Million
Securities	\$0.0 Million
Other	\$4.7 Million

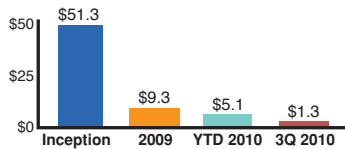


Initial Offering Date:	February 25, 2005
Number of Months Fundraising:	67
Anticipated Offering Close Date:	July 28, 2011
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	1.9%
Asset Type:	Diversified
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	131,854 sq. ft. & 2,162 units
Percent Leased:	See Notes



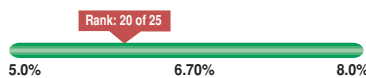
Gross Dollars Raised*



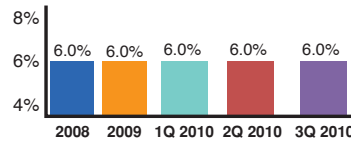
*Includes reinvested distributions (in millions).

Current Distribution

Current Distribution Yield:6.0%



Historical Distribution

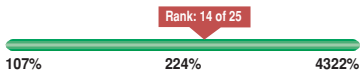


Contact Information

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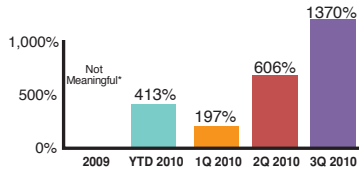
Year to Date FFO Payout Ratio

FFO Payout Ratio:
YTD Distributions/YTD FFO:413%



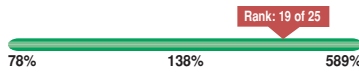
YTD Distributions Paid: \$2,105,780
YTD Funds from Operations: \$510,388

Historical FFO Payout Ratio



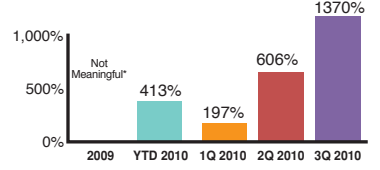
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
YTD Distributions/YTD MFFO413%

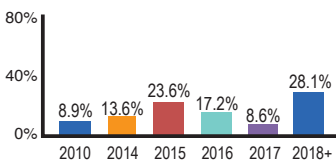


YTD Distributions Paid: \$2,105,780
YTD Modified Funds from Operations: \$510,388

Historical MFFO Payout Ratio

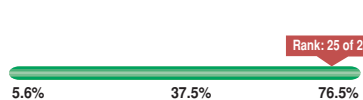


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio:76.5%

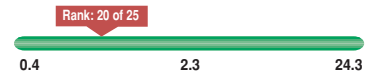


Debt Breakdown

Total:	\$121.7 Million
Fixed:	\$121.7 Million
Variable:	\$0.0 Million
Rate:	5.49 - 7.0%
Term:	1 - 10 yrs

Interest Coverage Ratio

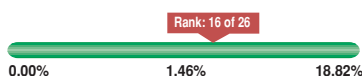
YTD Interest Coverage Ratio:1.1



EBITDA: \$6,462,208
Interest Expense: \$5,699,371

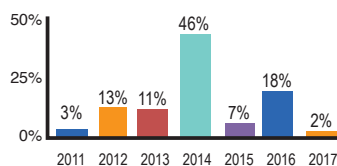
Redemptions

Ratio of Shares Redeemed to Wtd.
Avg. Shares Outstanding:2.85%



Redemptions Year to Date: 116,671
Wtd. Avg. Shares Outstanding as of 12/31/09: 4,086,673

Lease Expiration



NOTES: The distribution center and office properties are 100% leased. The multifamily properties have an average occupancy rate of 95.8%. Of the 12 properties owned, 12 were acquired through joint ventures. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.